

The Future of Dedham Town Facilities



Major Facility Needs That Have Been Discussed:

- ▶ Police Department
 - ▶ Fire Department
 - ▶ Senior Center
 - ▶ Town Hall
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Police Department:

- ▶ The current Police Station is undersized, inefficient and needs to be modernized to today's standards to provide an appropriate and safe working environment
- ▶ The current location does not afford sufficient parking for police vehicles, staff and citizens to conduct police business
- ▶ One example of the inefficiency of the present location is that Police Officers use the hallway for booking prisoners and meeting with crime victims



Fire Department:

- The current Main Fire Station does not address the needs of a current day or modern Fire Department.
- A new ladder truck, based on today's design standards, will not fit into the current Fire Headquarters.
- Improvements to the East Dedham Fire Station have just been completed to extend the useful life of this Station but this is not a long term solution.



Council on Aging

- ▶ Dedham Seniors have been looking for a place to call their own for over 25 years
- ▶ The most recent survey conducted confirms that the needs of our aging population are increasing as is the demand for more services

Town Hall

- ▶ Dedham Town Hall is always in need of additional meeting space
- ▶ The Town Hall is an excellent candidate to combine with other Town Departments as it could help to encourage cross communication and the sharing of resources
- ▶ The present Town Hall, due to its proximity to Dedham Square, could easily be converted to prime office space that could serve to support Square business and parking needs

Option to Consider:

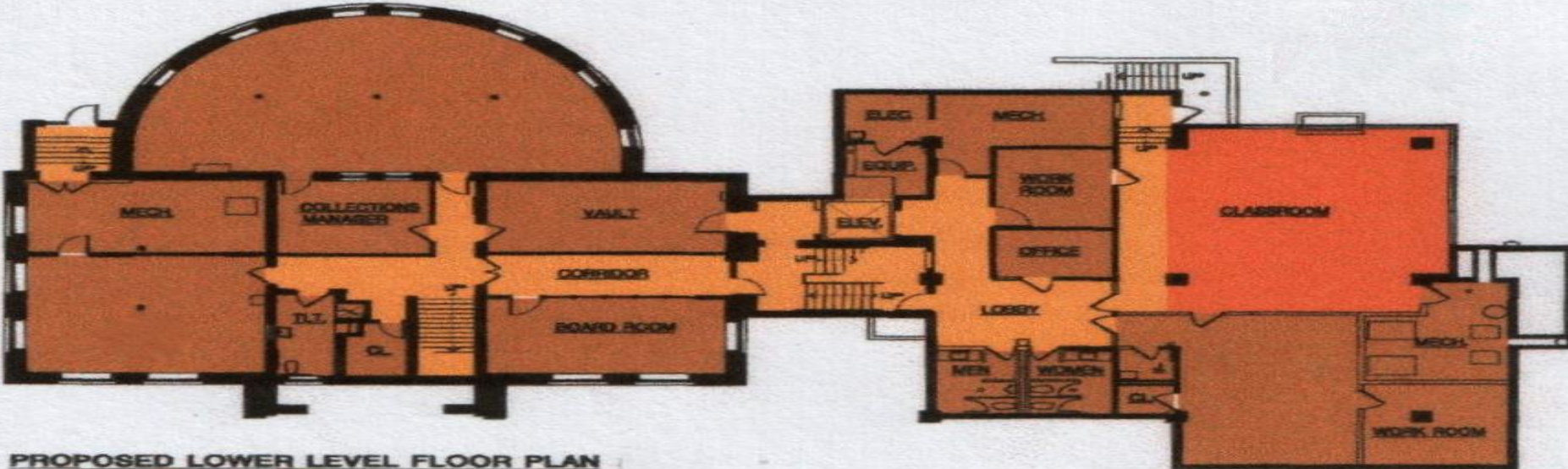
- ▶ Combining several facilities into one larger complex could be a cost effective way to satisfy multi-departmental facility needs
- ▶ A multi-use complex ensures that many of the town's operational needs could be addressed more efficiently and become more accessible to the public and to other town employees and agencies

Combined Facility Possibilities

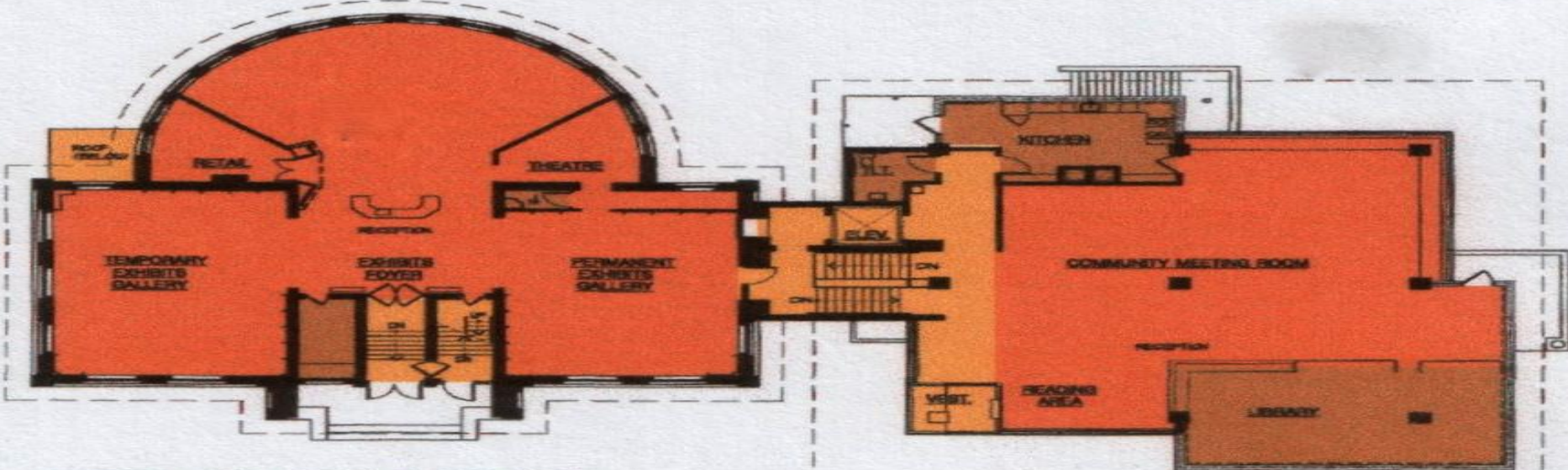
A combined facility could include any combination of the following:

- ✓ Police Department
- ✓ Fire Department
- ✓ Town Hall
- ✓ Senior Center
- ✓ Central Mechanics Garage (Police, Fire, DPW)
- ✓ Retirement Board

Possible scenario: Police/Town Hall

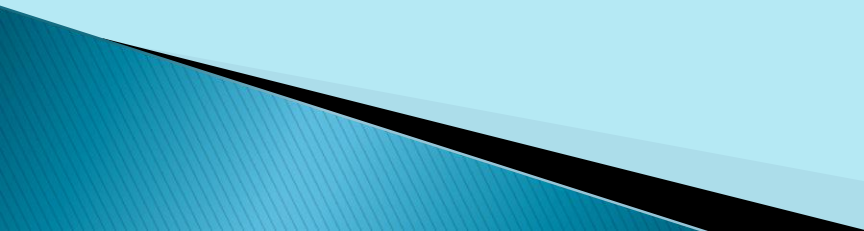


PROPOSED LOWER LEVEL FLOOR PLAN

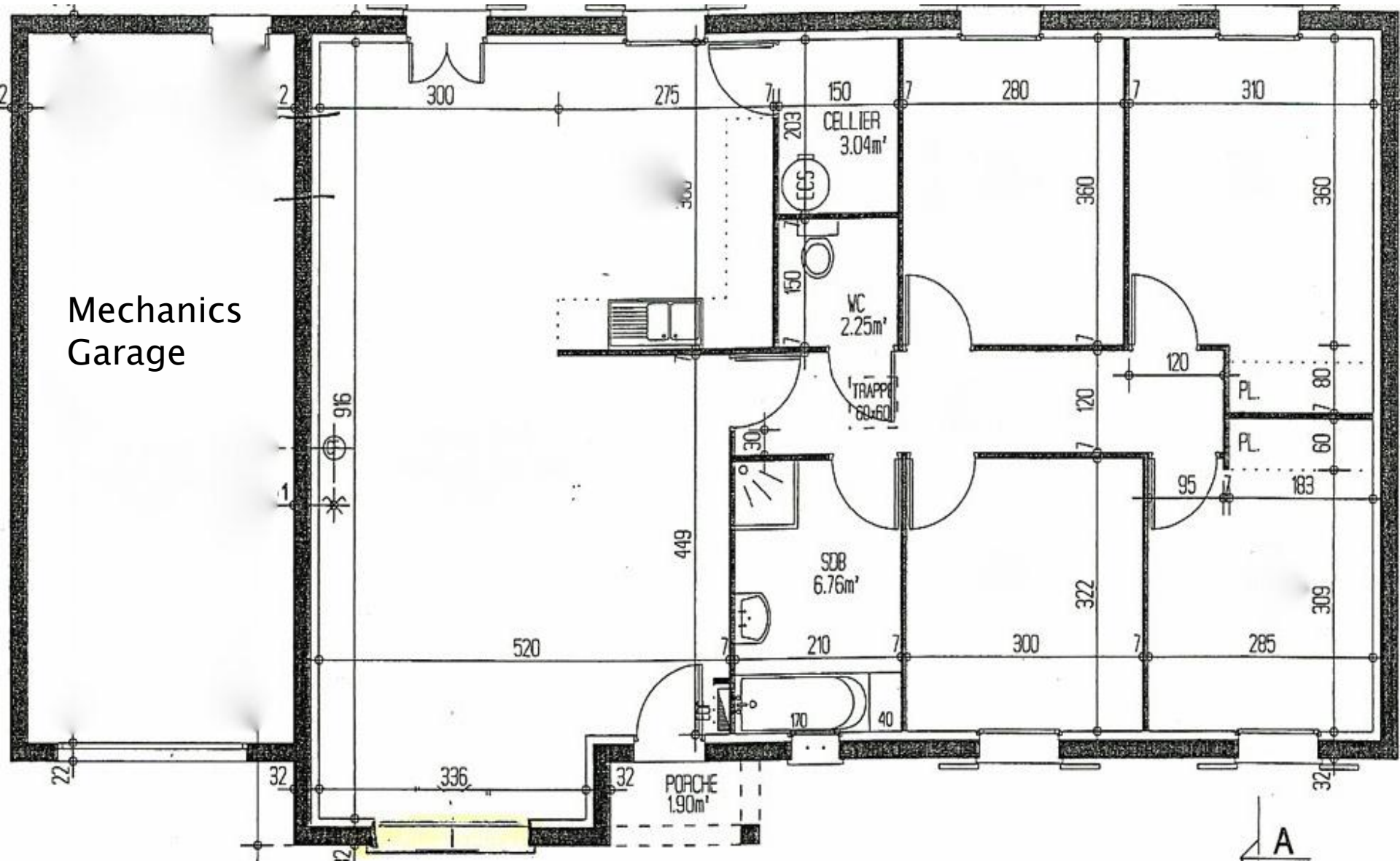


PROPOSED MAIN LEVEL FLOOR PLAN

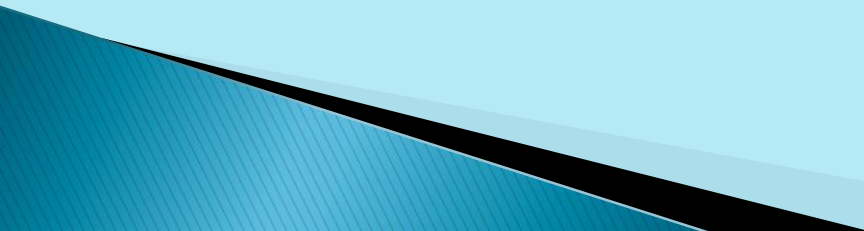
Benefits of a Combined Facility:

- ▶ One unified location for multiple Town Departments
 - ▶ A building that is handicap accessible and has ample parking for employees and the public
 - ▶ Cost effective, combined facility maintenance (utilities, HVAC, custodians, grounds maintenance)
 - ▶ Improved communications and department interaction
 - ▶ More efficient operations through the sharing of activities and equipment
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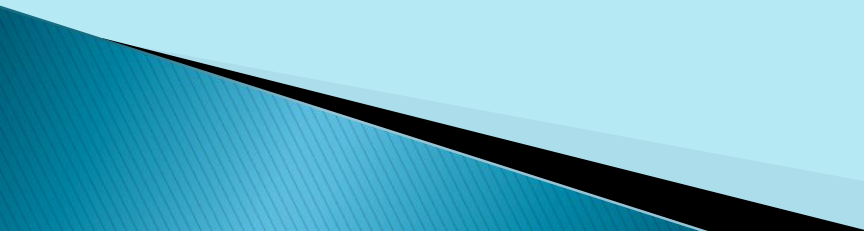
**Possible scenario:
Central Mechanics Garage
Multigenerational Center**



What happens with the present Town buildings? Some suggestions:

- ▶ Lease the present Town Hall to provide additional office space and parking to help support the flow of foot traffic into Dedham Square
 - ▶ Create a Public/Private partnership involving the present Police Station by establishing a new use for the building that further supports our County seat and other neighboring businesses
 - ▶ Establishing a new central mechanics garage would free up much needed space at the present DPW Facility by providing additional garage space
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How Could it be Funded?:

- ▶ The new Major Capital Improvement Fund would be the prime source of funding for a project of this size
 - ▶ The new Fund allows the Town the ability of addressing a project of this size without adversely affecting taxes to residents
 - ▶ Maintenance of a new, unified facility would be achieved by using current appropriations that would no longer be needed to maintain vacated town facilities
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Partnership/Lease

- ▶ If a public/private partnership involving the Police Station could be accomplished, this would have limited to no impact on taxpayers but would require investment from the private sector to redevelop the building
- ▶ Town Hall could be leased to further reduce the overall cost of such a project and the building would then be maintained by the tenants
- ▶ Creates additional sources of revenues to offset debt and operating costs

Recommendations:

- ▶ Finalize our working draft of an RFP that would solicit possible buildings or locations within Dedham that could serve as a multi-use complex
- ▶ Work with the BPC to evaluate the components of the RFP
- ▶ Advertise the RFP to see what properties (or land) are available to fit the Town's needs
- ▶ Once the results of the RFP are tabulated, hold public meetings on the results to get reaction on how to proceed further